



GROWTH MANAGEMENT UPDATE TO PLANNING COMMISSION

August 18, 2016

1. Town Council Appointed Boards/Commissions/Committees/Citizen Group Meetings:

- a. **Historic Preservation Commission:** Next meeting scheduled for September 7, 2016.
- b. **Board of Zoning Appeals:** September 6, 2016 canceled due to lack of agenda items.
- c. **Development Review Committee:** Next meeting scheduled for August 23rd.
- d. **Historic Preservation Review Committee:** Recently the committee met to hear a request for the demolition of 71 and 69 Calhoun Street.
- e. **Construction Board of Adjustment and Appeals:** August 23, 2016 meeting canceled due to lack of agenda items.
- f. **Affordable Housing Committee:** Next meeting scheduled for September 6, 2016 the committee will continue to discuss tiny homes and what land is available for affordable housing in Bluffton.
- g. **Buck Island Simmonsville Neighborhood Plan Committee:** Next meeting scheduled for October 17, 2016.

2. Community Development / Affordable Housing Committee Work Program.

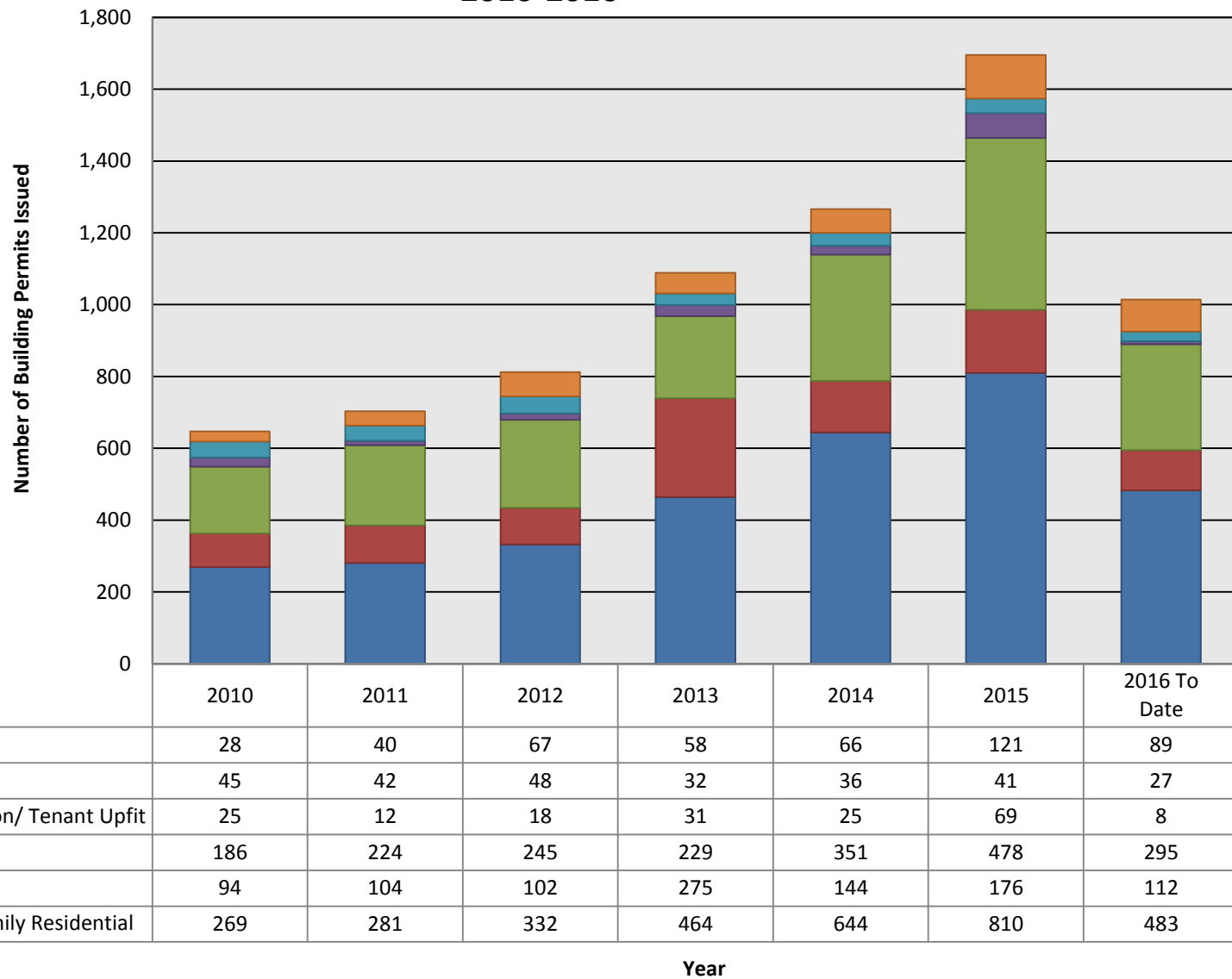
- a. **Bluffton Home Series Program.** Town Staff is currently working with applicants interested in the program. July 2016, the program was discussed with a local realtor and his client who approached Town staff. Staff has a tour set up of a local tiny home builder to show the committee how these homes are built and to determine if they would like to see them incorporated into the affordable housing Bluffton Home Series Program.
- b. **Home Repair Program - Minor.** As of July 1, 2016, the program has been funded by Town Council for FY17 and Town Staff is continuing to process applications for assistance. The program is available to any Bluffton homeowner whose family income does not exceed 60% of the area median income for Beaufort County (\$28,938 for a 1 person household, \$33,072 for a 2 person household, and \$41,340 for a 4 person household). Each qualified household is eligible for up to \$5,000 in home repairs (\$10,000 for roof repairs and replacements) that result in safer, drier homes. The Home Repair Program is a part of the Neighborhood Assistance Program which was established to increase the quality of life for all residents while creating a safer more vibrant community that retains its character and provides for affordable housing. Applications are available on the Town's website,

www.townofbluffton.sc.gov and at Town of Bluffton Town Hall located at the Theodore D. Washington Municipal Building at 20 Bridge Street.

ATTACHMENTS:

1. Building Permits and Planning Applications:
 - a. Building Permits Issued 2010-2016 (to date);
 - b. Building Permits Issued Per Month 2010-2016 (to date); and
 - c. Value of Construction 2010-2016 (to date);
 - d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2016 (to date);
 - e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2016 (to date);
 - f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2016 (to date);
 - g. New Commercial Construction/Additions Heated Square Footage 2010- 2016 (to date);
 - h. Planning and Community Development Applications Approved 2010-2016 (to date);
2. Planning Active Application Report.

Town of Bluffton Building Permits Issued 2010-2016



Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

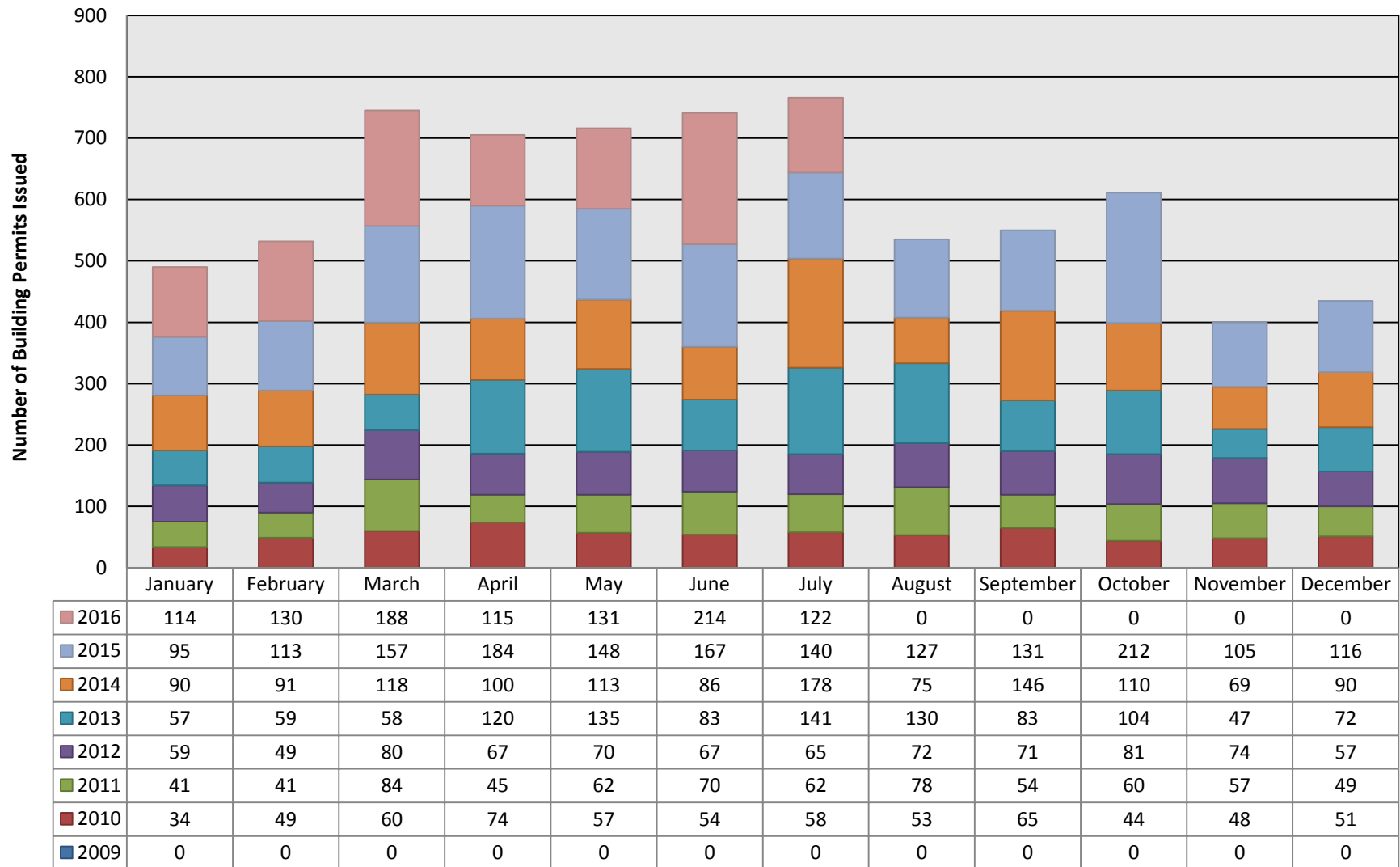
3. The monthly average of building permits issued in 2016 (year to date) is 102.5 per month which is a 2.5% increase of building permits issued on a monthly basis from 2015.

Updated July 29, 2016

Town of Bluffton

Building Permits Issued Per Month

2010-2016



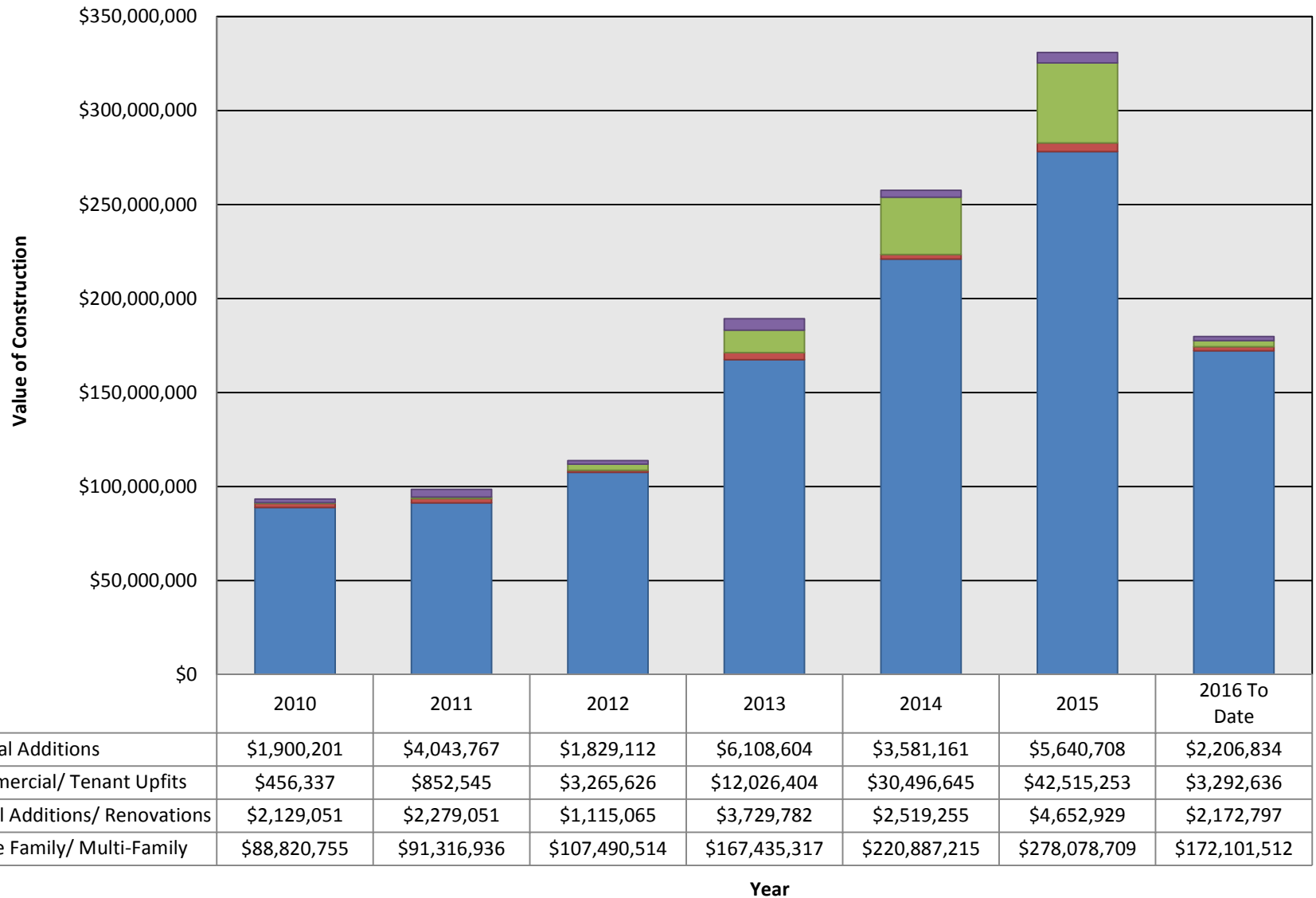
Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.

2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Month

Updated July 29, 2016

Town of Bluffton Value of Construction 2010-2016

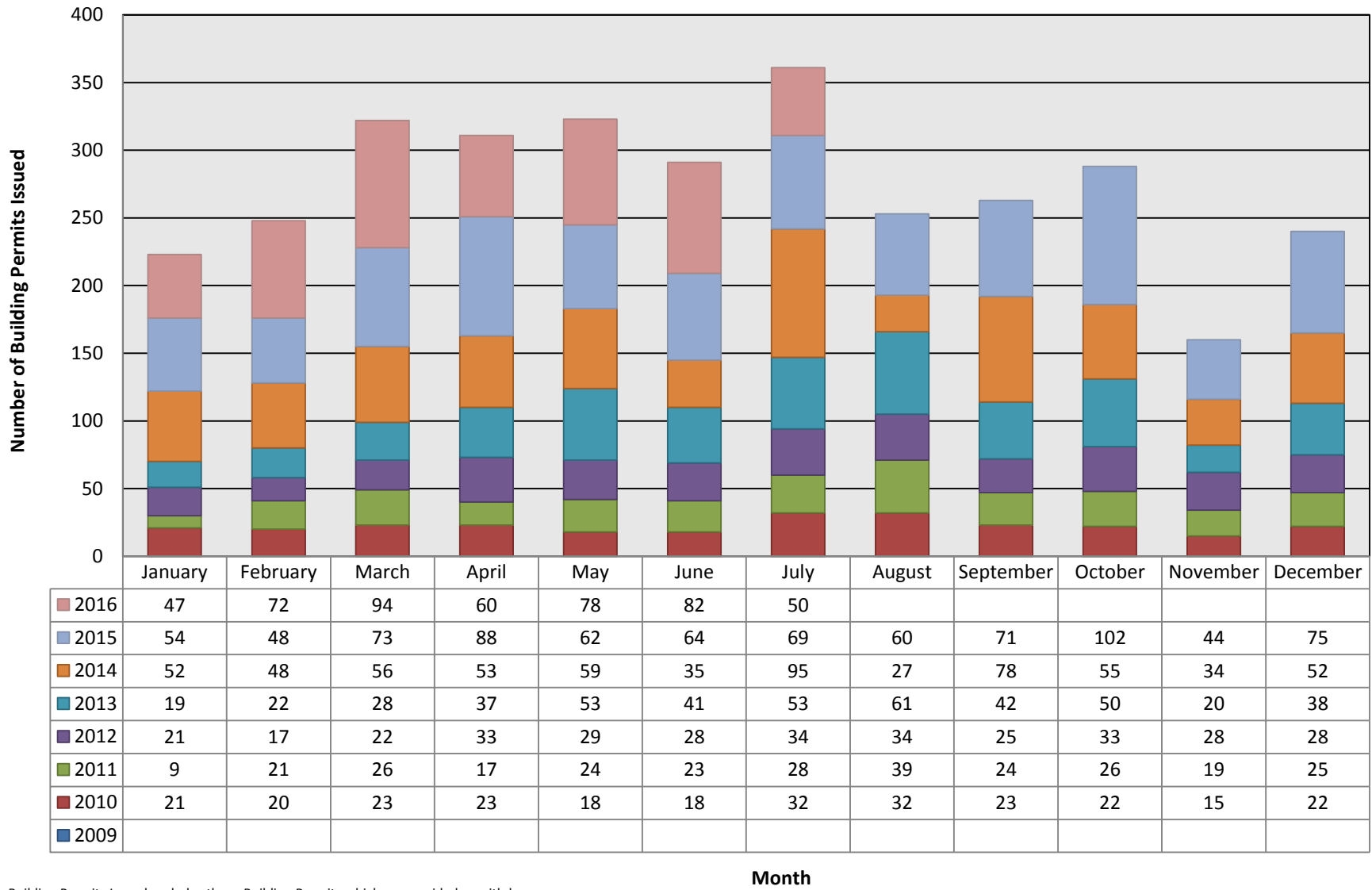


Note: The Value of Construction is added to each respective property where the improvement was constructed. This increases the overall value, also referred to as market value, of the property used to which is used to determine its assessed value which is subject to Town Millage. This increased value is realized in the following year's tax roll.

Updated July 29, 2016

Town of Bluffton

New Single Family/ Multi-Family Residential Building Permits Issued Per Month 2010-2016

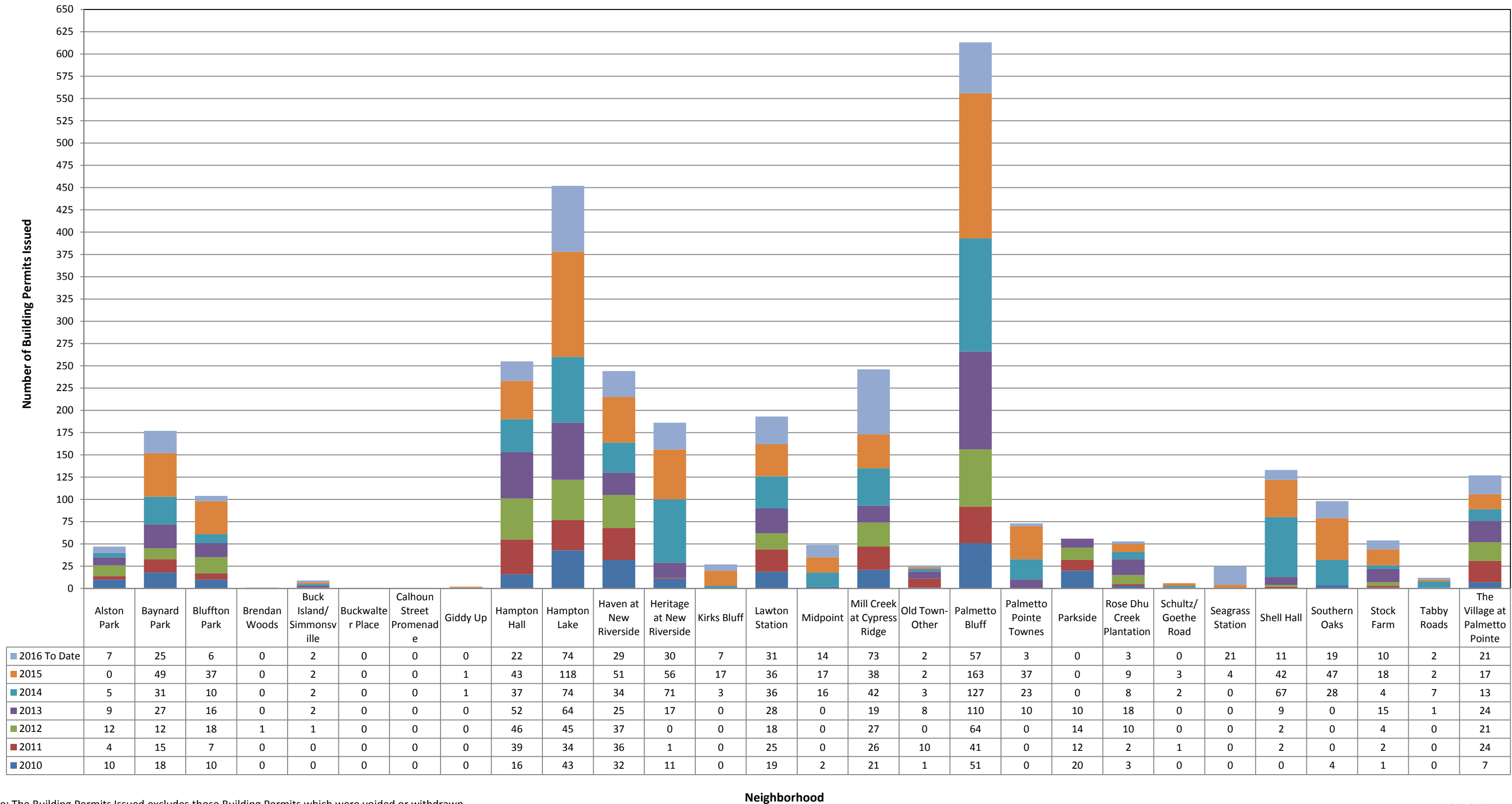


Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Updated July 29, 2016

Town of Bluffton

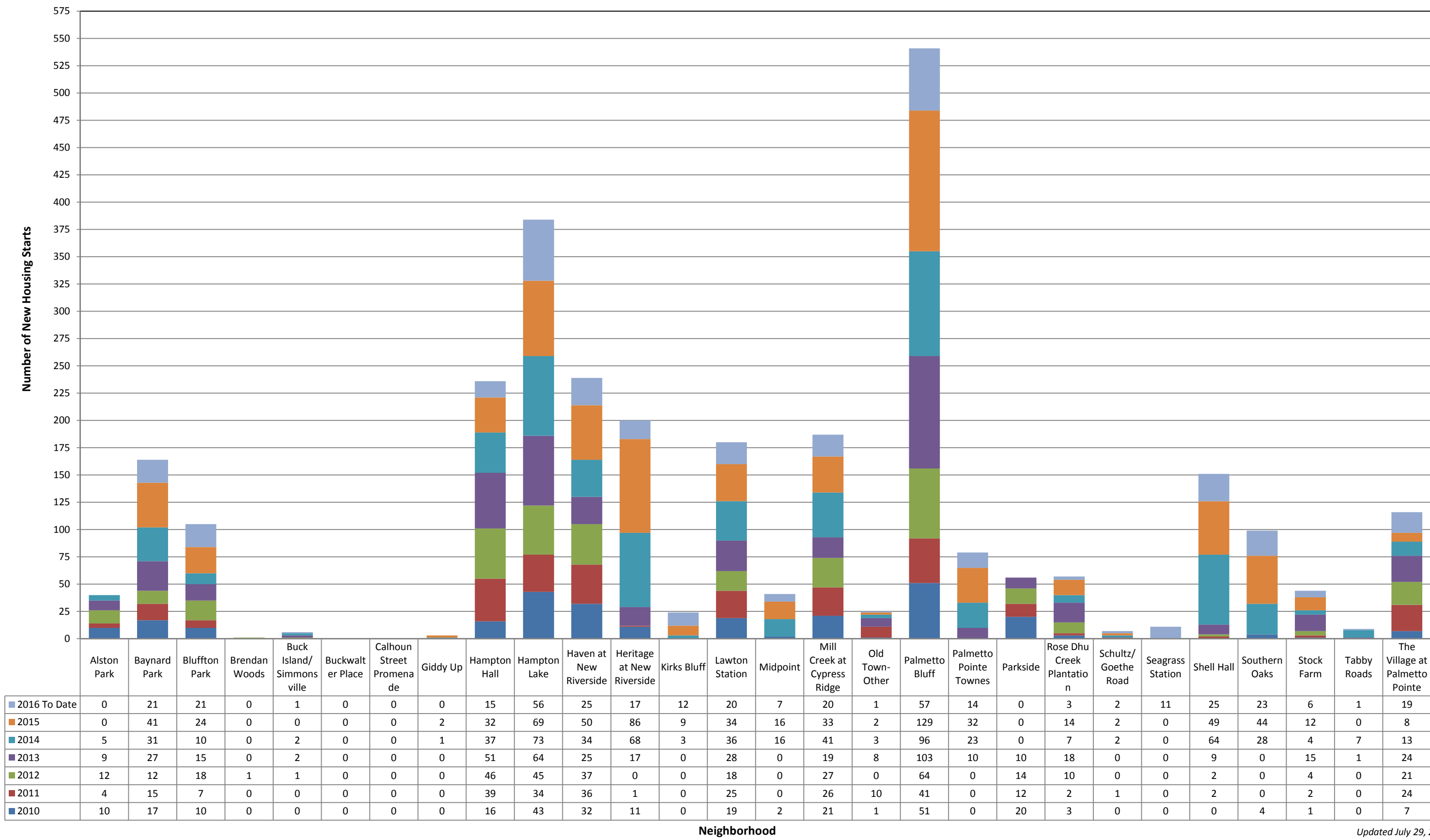
New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2016



Note: The Building Permits Issued excludes those Building Permits which were voided or withdrawn

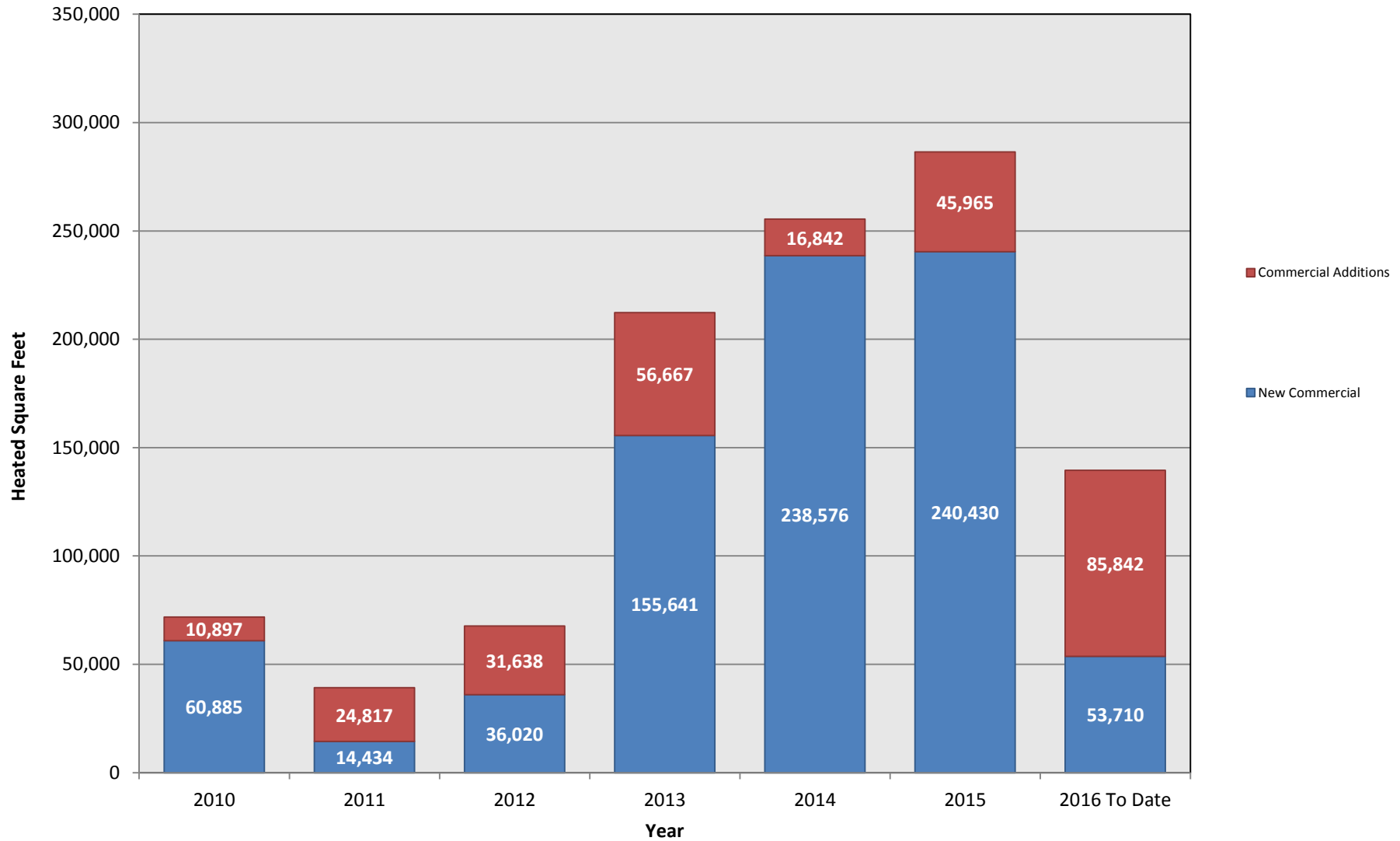
Town of Bluffton

New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2016



Town of Bluffton

New Commercial Construction and Additions Heated Square Footage 2010 - 2016



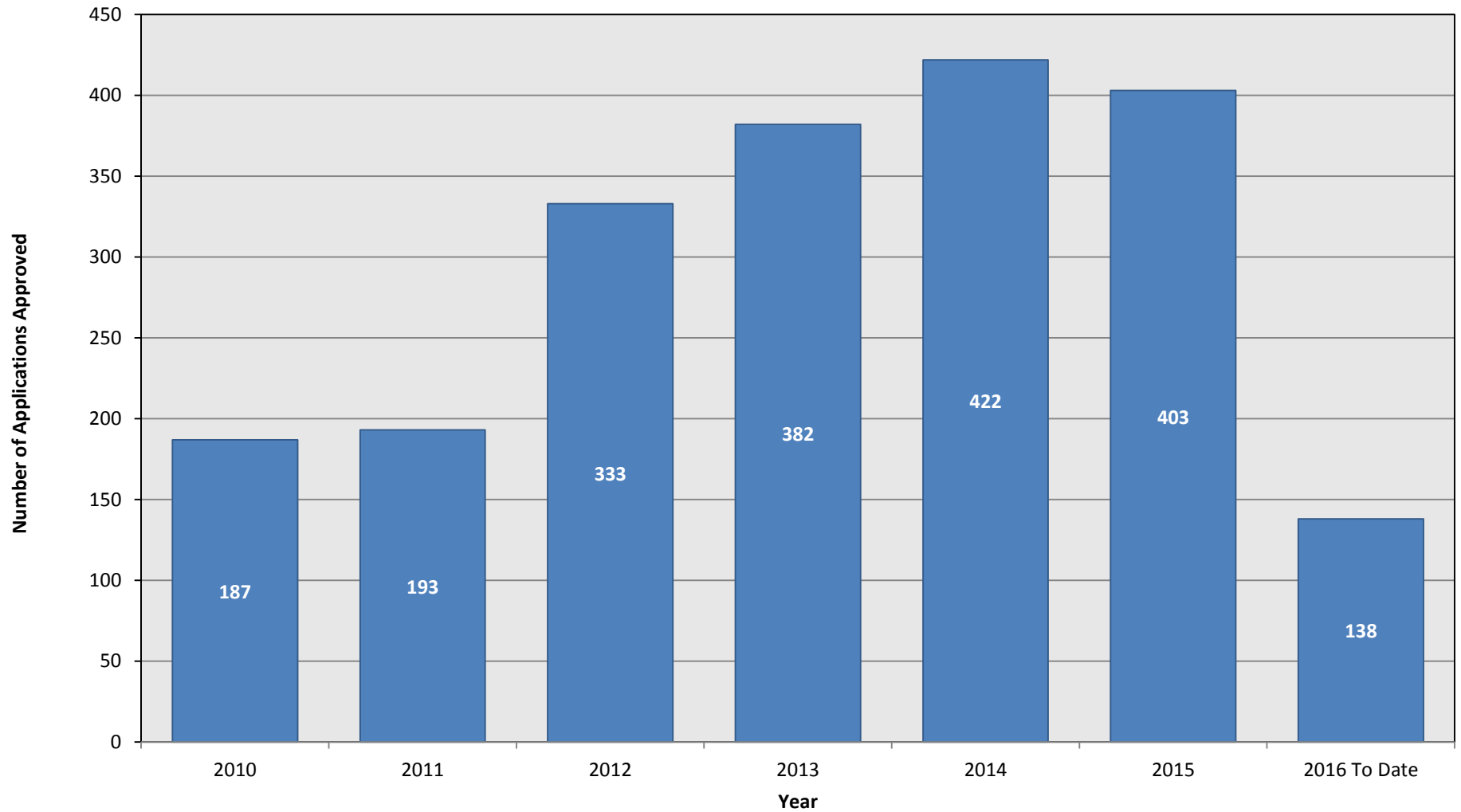
Note: The monthly average of additional commercial square footage in 2016 (year to date) is 19936 which is a 17% decrease of additional commercial square footage from 2015.

Updated July 29, 2016

Town of Bluffton

Planning & Community Development Applications Approved

2010 - 2016





Growth Management Application Update Report

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
Highway Corridor Overlay District					
COFA-06-16-009716	06/02/2016	30 SILVER LAKE RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: JK Tiller Associates Inc		Owner: DR Horton			
PLAN DESCRIPTION:		The Applicant is requesting A Certificate of Appropriateness to construct a regional corporate office for D R Horton at the community entrance for Cypress Ridge to include the landscaping, lighting, and assorted buffers. STATUS: The application was reviewed at the July 11th Special Meeting of the Planning Commission and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.			
PROJECT NAME:		CYPRESS RIDGE - OFFICE BUILDING			
Historic District					
COFA-05-16-009658	05/16/2016	3 BLUE CRAB ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Michael Vaccaro		Owner: Carl Myers			
PLAN DESCRIPTION:		The applicant is requesting approval of a Certificate of Appropriateness for a Single Family Residential Structure. STATUS: The application was reviewed at the July 6th HPRC meeting and the December 3rd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.			
PROJECT NAME:		TABBY ROADS PHASE 1			
COFA-06-16-009762	06/10/2016	1321 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Pearce Scott Architects, Inc.		Owner: Calhoun Street Development			
PLAN DESCRIPTION:		The applicant is requesting approval for a new hotel space approximately 2,555 square feet with a total heated square footage of 7,665. This will be a three story additional building type Main Street Building located in Calhoun Street Promenade. There will be 13 guest rooms, 5.0 foot covered balcony and have hardie horizontal siding with a wood horizontal band separating first and second floors. STATUS: The application was reviewed at the June 20th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.			
PROJECT NAME:		CALHOUN STREET PROMENADE			



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-03-16-009568	03/22/2016	1223 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant:	Court Atkins Architects, Inc.		Owner:	RLB Squared LLC	
PLAN DESCRIPTION:	The applicant is requesting approval of a certificate of Appropriateness for a new two story 4800 SQFT mixed use building. STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.				
PROJECT NAME:	OLD TOWN				
COFA-04-16-009606	04/19/2016	34 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant:	Sean Lewis		Owner:	Dagmara Sakowicz	
PLAN DESCRIPTION:	A request by Sean Lewis, on behalf of Dagmara Sakowicz, for review of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,333 SF and a detached carriage house of approximately 1,199SF on the property identified as 34 Tabby Shell Road in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. STATUS: The application was reviewed at the April 25th HPRC meeting and the June 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.				
PROJECT NAME:	TABBY ROADS PHASE 1				
COFA-04-15-009182	04/20/2015	95 GREEN ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant:	Storm Solutions of the Low Country, LLC		Owner:	Glenda Mikulak	
PLAN DESCRIPTION:	The applicant is requesting a Certificate of Appropriateness for new construction at 95 Green Street. STATUS: The project was reviewed at the May 11, 2015 HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.				
PROJECT NAME:					



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-07-16-009863	07/05/2016	14 STOCK FARM RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Stuart & Doreen Baumann		Owner: Stuart & Doreen Baumann			
PLAN DESCRIPTION:		The Applicant is requesting a Certificate of Appropriateness to construct a 209 square foot screen porch addition. STATUS: The application was reviewed at the July 18th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the September 7th meeting.			
PROJECT NAME:		STOCK FARM			
COFA-03-16-009569	03/22/2016	1225 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Court Atkins Architects, Inc.		Owner: RLB Squared LLC			
PLAN DESCRIPTION:		The applicant is requesting a certificate of appropriateness for the renovation to the facade of the Dollar General store located at 1225 May River Road. STATUS: The application was reviewed at the April 4th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.			
PROJECT NAME:		OLD TOWN			
COFA-02-16-009490	02/01/2016	32 DR MELLICHAMP	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Michael Vaccaro		Owner: Apex Land & Development Co., LLC			
PLAN DESCRIPTION:		The Applicant is requesting a Certificate of Appropriateness for a 2000 SF mixed use building. STATUS: The application was reviewed at the February 8th HPRC meeting and the March 2nd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.			
PROJECT NAME:		CALHOUN STREET PROMENADE			



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Active Cases					
Certificate of Appropriateness					
COFA-01-16-009458	01/06/2016	131 PRITCHARD ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Scardino, Lucy Owner: Scardino, Lucy					
PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness for an addition and renovation to the existing main house, the addition of a garage with bonus room above and relocation of a garden structure. STATUS: The application was reviewed at the January 19th HPRC meeting and comments were provided to the Applicant. The Applicant then submitted a variance request to the BZA to request a reduction to the side setback to allow for the proposed addition and to allow for the proposed carriage house. The BZA application was reviewed at the April 19, 2016 meeting and the variance for the addition was approved and the variance for the garage was denied. Staff is still awaiting the submission of a final COFA application for full HPC review.					
PROJECT NAME: OLD TOWN					
COFA-10-14-8432	10/14/2014	209 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: George Gomolski Owner: Gomo Enterprises, LLC					
PLAN DESCRIPTION: The applicant is requesting approval of a primary structure and carriage house on 209 Goethe RD. STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff was then awaiting a final application to be presented to the full HPC for final review. A new conceptual application was submitted and reviewed at the June 6th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.					
PROJECT NAME: OLD TOWN					
COFA-05-16-009657	05/16/2016	10 WHARF ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Webb Construction Inc Owner: Webb Construction Inc					
PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for the construction of a new single family house and carriage house. STATUS: The application was reviewed at the May 23rd HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.					
PROJECT NAME: OLD TOWN					



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Active Cases					
Certificate of Appropriateness					
COFA-10-14-8424	10/10/2014	Various	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Town of Bluffton		Owner: owner			
PLAN DESCRIPTION:		A submittal of Town of Bluffton Home Series Plans for review by the HPC so that they may be utilized in the HD zoning districts STATUS: The project was reviewed at the October 20th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.			
PROJECT NAME:		TOWN OF BLUFFTON HOME SERIES			
COFA-07-16-009957	07/22/2016	137 BRIDGE ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Burden Custom Homes, LLC		Owner: Chris & Emily Burden			
PLAN DESCRIPTION:		The applicant is requesting approval of an addition to the back of the house. The addition is for a 254 sf bedroom. STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the August 1st meeting.			
PROJECT NAME:		OLD TOWN			
COFA-03-16-009546	03/04/2016	15 CAPTAINS CV	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: SC Land Development Inc		Owner: SC Land Development Inc			
PLAN DESCRIPTION:		A request by Thomas Viljac, for the review of a Certificate of Appropriateness to allow the construction of a trellis of approximately 835 SF along the western elevation of the Dispensary and another 240 SF at the north elevation on the property identified as 15 Captains Cove in the Carson Cottages Development and zoned Neighborhood Center-HD. STATUS: The application was reviewed at the March 14th HPRC meeting and the June 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.			
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

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Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-03-16-009549	03/07/2016	6 BRUIN RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: R. Stewart Design, LLC		Owner: Carroll Woodworking, Inc.			
PLAN DESCRIPTION:		A COFA for Carroll Cottage STATUS: The application was redacted by the Applicant for revisions. Once revised, Staff will review the application for conformance with the Unified Development Ordinance (UDO) and Traditional Construction Patterns and schedule it for the next available HPRC meeting. UPDATED STATUS: The application was then resubmitted and reviewed at the April 18th HPRC meeting and then reviewed at the June 1st HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.			
PROJECT NAME:		OLD TOWN			
COFA-06-15-009255	06/10/2015	181 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Cash Back Corporation		Owner: David Heller			
PLAN DESCRIPTION:		The Applicant is requesting a Certificate of Appropriateness - HD to place a roof over an existing porch. STATUS: The application was reviewed at the June 22nd HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.			
PROJECT NAME:		MAGNOLIA VILLAGE BUSINESS PARK PHASE 2			
COFA-09-15-009339	09/17/2015	127 BRIDGE ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Summerour & Assoc Architects		Owner: Curt Seymour			
PLAN DESCRIPTION:		The Applicant is requesting a Certificate of Appropriateness to renovate and add on to the existing main house and detached garage. the addition to the main house will consist of 5,440 square feet and the detached garage will consist of 1,695 square feet. New landscaping, in ground pool, and basketball court. STATUS: The application was reviewed at the September 28th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.			
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Certificate of Appropriateness					
COFA-07-16-009864	07/05/2016	215 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Christopher Epps		Owner: Trident LLC			
PLAN DESCRIPTION:		The Applicant is requesting a Certificate of Appropriateness to install an event space shading structure. STATUS: The application was reviewed at the July 11th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.			
PROJECT NAME:		OLD TOWN			
COFA-10-15-009395	10/28/2015	212 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Pearce Scott Architects, Inc.		Owner: Shoreline Construction and Development, LLC			
PLAN DESCRIPTION:		The Applicant is requesting a Certificate of Appropriateness for a new 2 story commercial Main Street Building located on lot 5 in the Calhoun Street Promenade. STATUS: The application was reviewed at the November 9th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.			
PROJECT NAME:		CALHOUN STREET PROMENADE			
COFA-08-15-009312	08/12/2015	40 COLCOCK ST	Certificate of Appropriateness	Active	Erin Schumacher
Applicant: Manuel Studio, LLC		Owner: leslie lessig			
PLAN DESCRIPTION:		The applicant is requesting approval for interior renovations, exterior changes including a garage addition, porch addition, enclosing stoop, adding dormers and changing exterior siding. STATUS: The application was reviewed at the August 24th HPRC meeting and the October 7th HPC meeting where it was approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.			
PROJECT NAME:		OLD TOWN			



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Certificate of Appropriateness

COFA-07-16-009850	07/05/2016	5768 YAUPON RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Southern Coastal Homes

Owner: Southern Coastal Homes

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness to construct a new single family home in Stock Farm on lot 16B.
STATUS: The application was reviewed at the July 11th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the September 7th meeting.

PROJECT NAME: STOCK FARM

COFA-07-16-009914	07/14/2016	5917 GINKGO LN	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Court Atkins Architects, Inc.

Owner: Richard Simmons

PLAN DESCRIPTION: The applicant is requesting approval for a new single family residence and carriage house to be built in Stock Farm.
STATUS: The application was reviewed at the July 25th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME: STOCK FARM

Total Certificate of Appropriateness Cases: 23

Development Plan

Development Plan

DP-05-16-009701	05/31/2016		Development Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton

Owner: University Investments

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for installation of utilities and land clearing located at Parcel 10A SW of Buckwalter Place on Bluffton Parkway.
Status: Awaiting resubmittal responding to comments provided at the 6/14/2016 Preliminary DRC hearing.

PROJECT NAME: PARCELS 10A AND 10B



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-04-16-009593	04/12/2016		Development Plan	Active	Pat Rooney
Applicant: Thomas and Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION:		The Applicant is requesting Development Plan Approval for Palmetto Bluff - Block K7. The project will consist of general clearing, grading, paving, storm drainage, water and sanitary sewer infrastructure. The project will contain 17 residential lots and infrastructure to serve them. STATUS: Awaiting resubmittal, responding to comments provided at 06/21/16 DRC hearing. STATUS: Awaiting resubmittal, responding to comments provided 07/28/16			
PROJECT NAME:		PALMETTO BLUFF BLOCK K-7			
DP-12-15-009433	12/09/2015		Development Plan	Active	Kendra Lelie
Applicant: THOMAS & HUTTON ENGINEERING CO.		Owner: Grand Oak Hampton Lake, LLC			
PLAN DESCRIPTION:		The Applicant proposes the approval of a Development Plan for a 300 unit multi-family development located within the Hampton Lake PUD and identified as One Hampton Lake. This approval is based on Site Development Plans for One Hampton Lake prepared by Thomas and Hutton engineering and last revised April 14, 2016 Status: Approved with Conditions on 5/5/2016			
PROJECT NAME:		ONE HAMPTON LAKE			
DP-04-16-009604	04/18/2016		Development Plan	Active	Pat Rooney
Applicant: S.O. Land Development, LLC		Owner: S.O. Land Development, LLC			
PLAN DESCRIPTION:		The Applicant is requesting the approval of a development plan application for the amenity center within Southern Oaks. STATUS: Awaiting resubmittal, responding to comments provided at July 19, 2016 DRC Hearing.			
PROJECT NAME:		SOUTHERN OAKS PHASE 4			



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Development Plan					
DP-07-16-009851	07/05/2016		Development Plan	Active	Kevin Icard
Applicant: Thomas and Hutton		Owner: University Investments			
PLAN DESCRIPTION:		The Applicant is requesting a Preliminary Development Plan for the proposed project of approximately 45,000 single story building with 64 assisted living units, associated utilities, access, and erosion control.			
		Status: Awaiting resubmittal for comments provided at July 26, 2016 DRC Hearing. 7.27.16 - The applicant has submitted a proposed realignment for the entrance. Staff is currently reviewing it for compliance.			
PROJECT NAME:		MEMORY CARE AMERICA			
DP-01-16-009486	01/25/2016	30 SILVER LAKE RD	Development Plan	Active	Pat Rooney
Applicant: Thomas & Hutton		Owner: THOMAS AND HUTTON			
PLAN DESCRIPTION:		The applicant is requesting approval for a Final Development Plan to construct an Sales Office Building, Boat/RV Storage and associated infrastructure. The property is located in the Jones Estate PUD at the corner of SC 170 and Hulston Landing Road.			
		Status: Awaiting resubmittal responding to DRC comments provided on 7/13/2016 and HCOD comments provided on 7/11/2016.			
PROJECT NAME:		CYPRESS RIDGE - OFFICE BUILDING			
DP-05-16-009632	05/04/2016		Development Plan	Active	Pat Rooney
Applicant: THOMAS & HUTTON ENGINEERING CO.		Owner: Centex Homes			
PLAN DESCRIPTION:		The applicant is requesting the approval of a development plan to construct 67 single-family lots and associated infrastructure, and modification of existing sanitary sewer utilities to serve new lots.			
		Status: Preliminary approved. Awaiting final Development Plan application.			
PROJECT NAME:		SEAGRASS STATION PHASE 2			



Growth Management Application Update Report

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Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan

DP-05-16-009707	05/31/2016		Development Plan	Active	Pat Rooney
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Applicant: Tara's Contractor Test

Owner: Tara's Contractors

PLAN DESCRIPTION: test

PROJECT NAME:

DP-04-16-009602	04/18/2016	0	Development Plan	Active	Pat Rooney
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Applicant: Village Park Communities, LLC

Owner: Village Park Homes

PLAN DESCRIPTION: The Applicant is requesting the approval of a Development Plan of Phases 4A and 5A of Lawton Station to consist of 29 single family residential lots.
STATUS: Awaiting resubmittal, responding to comments provided 7/19/2016 DRC hearing.

PROJECT NAME: LAWTON STATION PHASE 4A & 5A

DP-04-16-009592	04/12/2016		Development Plan	Active	Rick Gammon
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Applicant: Thomas and Hutton

Owner: May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Development Plan for clearing, haul road construction, lagoon excavation, and grading. The lagoon extension will provide additional water quality and stormwater retention for the current and future development within Palmetto Bluff.
STATUS: Application was heard at the April 26, 2016 DRC meeting. Staff is awaiting submission of a final plan set.
STATUS: Resubmittal of Final Plan set is now under Staff Review and scheduled for DRC Hearing August 2, 2016

PROJECT NAME: PALMETTO BLUFF-MORELAND

Non PUD



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan

DP-04-16-009615	04/22/2016	297 RED CEDAR ST	Development Plan	Active	Pat Rooney
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Applicant: David Kim **Owner:** David Kim

PLAN DESCRIPTION: The Applicant is requesting approval of a development plan for medical offices at the intersection of Persimmon and Bluffton Parkway.
Status: Preliminary DP application approved at the 5/10/16 DRC hearing. Awaiting submittal of the Final Development Plan application.

PROJECT NAME: BLUFFTON PARK PHASE D-1/D-3

DP-03-16-009548	04/21/2016		Development Plan	Active	Pat Rooney
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Applicant: R. Stewart Design, LLC **Owner:** Henry Carroll

PLAN DESCRIPTION: The applicant is requesting a DP a commercial cottage and associated site improvements.
Status: Approved for Preliminary. Awaiting submittal of the Final Development Plan Application.

PROJECT NAME: OLD TOWN

Preliminary Development Plan

DP-06-16-009752	06/09/2016	18 SCOTT WAY	Development Plan	Active	Pat Rooney
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Applicant: CrossFit 843 **Owner:** CrossFit 843

PLAN DESCRIPTION: The applicant is requesting approval on a preliminary plan to construct a 11,300 SF gym facility located in Bluffton Park Business District. The property is zoned Planned Unit Development.
Status: Awaiting re-submittal, responding to comments provided at Preliminary DRC on June 28, 2016

PROJECT NAME: BLUFFTON PARK PHASE C-1



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

Department of Growth Management

Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan

DP-8-14-8070	08/06/2014		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton

Owner: May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for forty one single family lots, proposed roadway, water, sewer, drainage, and lagoon excavation in the development area formerly known as Plat 14 which will now be Palmetto Bluff Block J.
Status: 9/2/2014: The Application was reviewed at the 8/26/2014 DRC meeting and comments were provided. Staff is awaiting a response and resubmittal from the Applicant.

STATUS: Awaiting resubmittal

PROJECT NAME: PALMETTO BLUFF BLOCK J

DP-06-16-009778	06/15/2016		Development Plan	Active	Pat Rooney
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Applicant: S.O. Land Development, LLC

Owner: S.O. Land Development, LLC

PLAN DESCRIPTION: The applicant is requesting approval for a Preliminary Development Plan Phase 3 Southern Oaks. This will create 43 new residential lots, stormwater drainage system, sanitary sewer collection, water distribution system, roadways and utilities to serve the lots. Roll curb will be on both sides of road way for ease of driveway access.
STATUS: Under Staff Review and scheduled for July 5 DRC Hearing.

PROJECT NAME: SOUTHERN OAKS PHASE 3

DP-05-16-009671	05/20/2016		Development Plan	Active	Pat Rooney
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Applicant: LIDL US OPERATIONS LLC

Owner: Zinn Asset Management Corp

PLAN DESCRIPTION: The applicant is requesting approval to construct a 35,962 SF (square foot) grocery store and associated site improvements.
STATUS: Awaiting re-submittal, responding to comments provided at 06/07/16 DRC meeting.

PROJECT NAME: BUCKWALTER COMMONS

Public Project



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

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20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan

DP-04-16-009605 04/19/2016 Development Plan Active Pat Rooney

Applicant: Time Warner Cable **Owner:** CALHOUN DEVELOPMENT LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a public project to HDD bore using a 2" HDPE conduit casing at a 4' depth. Total underground to be placed is 1337' or .253 miles. Status: Awaiting Final Development Plan Application responding to comments provided at the 5/3/2016 DRC meeting.

PROJECT NAME: TIME WARNER CABLE

DP-06-16-009827 06/23/2016 Development Plan Active Pat Rooney

Applicant: Town of Bluffton **Owner:** Town of Bluffton

PLAN DESCRIPTION: The applicant is requesting approval of a public project which consists of overlay and widening of existing May River Road (SC Highway 46), installation of curb, gutters, storm water systems and sidewalks associated with development. The property is in Highway Corridor Overlay and historic district. Status: Awaiting resubmittal responding to comments from 07/05/16 DRC hearing.

PROJECT NAME: OLD TOWN

DP-07-16-009855 07/05/2016 84 SHULTS RD Development Plan Active Kevin Icard

Applicant: Andrews **Owner:** Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting a Public Project Development Plan to construct approximately 7,100 LF of 5' wide sidewalk along Goethe, Schults, Hildebrand, Eighth, and Ninth Streets. Status: Awaiting resubmittal, responding to comments from July 26, 2016 DRC Hearing.

PROJECT NAME: TIME WARNER CABLE

Total Development Plan Cases: 19

Development Plan Amendment

NA



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

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Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Development Plan Amendment

DPA-04-16-009626 04/29/2016 Development Plan Amendment Active Kendra Lelie

Applicant: Jeff McCandless **Owner:** Parcel 6, LLC

PLAN DESCRIPTION: An application to amend development plan 9350 to update property lines to reflect the new ROW to widen HWY 170.
Status: Awaiting resubmittal responding to comments provided at the 5/3/16 DRC hearing.

PROJECT NAME: WALMART AT CROSSROADS

PUD

DPA-03-16-009572 03/24/2016 11 BURLEY LN Development Plan Amendment Active Pat Rooney

Applicant: Centex Homes **Owner:** Pulte Homes

PLAN DESCRIPTION: The applicant is requesting approval of a development plan amendment for the following changes: Lot C33 has been split into lots B44 and B45. A mail kiosk has been added to the roundabout along with signage, striping and parking. Also the size of Pond #5 has been increased.
Status: The application was heard at the 4/12 DRC meeting. Staff is awaiting the submission of final plan set for review.

PROJECT NAME: SEAGRASS STATION PHASE 1

Total Development Plan Amendment Cases: 2

Master Plan

NA



Growth Management Application Update Report

ATTACHMENT 10

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Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases

Master Plan

MP-05-16-009654	05/13/2016		Master Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton

Owner: University Investments

PLAN DESCRIPTION: The Applicant is requesting approval of an Initial Master Plan for Parcel 10A and 10B SW of Buckwalter Place on Bluffton Parkway. The Master Plan area is 89 acres and proposes a Memory Care Facility and future development.
Status: Approved by DRC and PC with conditions on 6/22/2016. Awaiting TC review at the 7/12/16 TC meeting.

PROJECT NAME: PARCELS 10A AND 10B

Total Master Plan Cases: 1

Master Plan Amendment

Major

MPA-10-15-009391	10/26/2015	71 SIMMONSVILLE RD	Master Plan Amendment	Active	Pat Rooney
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Applicant: Chester Williams

Owner: Land Asset Holdings, LLC

PLAN DESCRIPTION: The Applicant is requesting an amendment to the Rose Hill Master Plan and the Future Land Use Map within the Comprehensive Plan to change the currently approved uses and associated density on the Property. The property was annexed into the Town with the approved land use of MF -16 (Multi-family residential up to 16 du/acre). The Applicant is requesting a change in the approved land uses to allow self storage and outdoor storage for vehicles, RV's and boats. In addition, other permitted uses requested include general office, medical offices, health services, car wash, research and laboratory, and artisan workshop up to 6,000 SF/acre. The current Rose Hill Master Plan does not include any site-specific development performance standards for a residential use and as a result the property would be subject to development standards set forth in the UDO. STATUS: Under review for a February 9th and April 12th (Public Hearing) Town Council meeting. Preliminary DRC comments provided on November 17th. Awaiting resubmission for final Development Plan.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Master Plan Amendment Cases: 1

Subdivision Plan



Growth Management Application Update Report

ATTACHMENT 10

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Office of Planning and Community Development

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
General					
SUB-05-16-009672	05/20/2016		Subdivision Plan	Active	Katie Peterson
Applicant: Bruce Kunkel		Owner: Bruce Kunkel			
PLAN DESCRIPTION:		The applicant is requesting approval for a subdivision plan to divide 0.29- AC lot into two 0.145-AC lots. Comments were provided to the Applicant at the June 7, 2016 DRC meeting. STATUS: Staff is waiting for revision documents to be submitted.			
PROJECT NAME:		OLD TOWN			
SUB-04-16-009625	04/29/2016	301 BUCK ISLAND RD	Subdivision Plan	Active	Katie Peterson
Applicant: Tamika Jenkins		Owner: Leroy Jenkins			
PLAN DESCRIPTION:		The Applicant is requesting a Subdivision to divide a lot into two lots to be able to place a manufactured home. STATUS: Comments provided at the May 17th DRC Meeting. Awaiting Applicant resubmittal of revised documents.			
PROJECT NAME:					
SUB-06-16-009804	06/21/2016		Subdivision Plan	Active	Katie Peterson
Applicant: Thomas and Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION:		The applicant is requesting approval for a subdivision plan consisting of "estate" residential lots. The property is located in Palmetto Bluff and is know as Block K-7 down in the River Road area. The Application was heard at the DRC Hearing on July 12, 2016. STATUS: Comments were provided to the applicant. Awaiting resubmitted materials, including the completion of the Development Plan Amendment accompanying this site.			
PROJECT NAME:		PALMETTO BLUFF BLOCK K-7			



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-07-16-009882	07/12/2016	4 JCS CV	Subdivision Plan	Active	Katie Peterson
Applicant: Key Engineering, Inc.		Owner: Jim Saba			
PLAN DESCRIPTION:		The applicant is requesting approval to subdivide Lot 4 into three different parcels. The property is identified by parcel number R610 039 000 031D 0000 and is approximately 13.26 acres. STATUS: Under Staff Review and will be scheduled for DRC Hearing on July 26, 2016.			
PROJECT NAME:		BUCK ISLAND/SIMMONSVILLE			
SUB-07-16-009874	07/07/2016		Subdivision Plan	Active	Katie Peterson
Applicant: Atlas Surveying & Mapping		Owner: Village Park Homes, LLC			
PLAN DESCRIPTION:		The applicant is requesting approval for a subdivision in Southern Oaks at New Riverside. The proposed construction will be for 28 new residential lots and associated infrastructure. The property is identified by parcel number R614 036 000 0474 0000 and is zoned planned unit development. STATUS: Under Staff review and will be scheduled for July 26 DRC Hearing.			
PROJECT NAME:		SOUTHERN OAKS PHASE 4A			
SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
Applicant: Thomas & Hutton		Owner: May River Forest, LLC			
PLAN DESCRIPTION:		The Applicant is requesting a Subdivision Plan for eleven single family lots, common area, proposed roadway, water, sewer, and drainage for Palmetto Bluff Block J1. The application was reviewed by the DRC at the 8/26/14 meeting. STATUS: Awaiting resubmittal in response to staff comments provided at the 8/26/14 DRC meeting.			
PROJECT NAME:		PALMETTO BLUFF BLOCK J1			



Growth Management Application Update Report

ATTACHMENT 10

Town of Bluffton

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Active Cases					
Subdivision Plan					
SUB-05-16-009644	05/11/2016	6 BRUIN RD	Subdivision Plan	Active	Katie Peterson
Applicant: R. Stewart Design, LLC		Owner: Henry Carroll			
PLAN DESCRIPTION:		The applicant is requesting approval for a subdivision of lot 76 on Bruin Road. The purpose of this subdivision is to allow 2-3 additional structures. Scheduled for a 5/31/16 DRC Meeting. Applicant called 5/31 to table the application to the next meeting. Comments were provided to the Applicant at the 6/7 DRC Meeting. STATUS: Staff is waiting for resubmittal materials addressing staff comments.			
PROJECT NAME:		OLD TOWN			
SUB-03-16-009561	03/14/2016	36 TWIN OAKS RD	Subdivision Plan	Active	Katie Peterson
Applicant: Jesus De Leon Morales		Owner: Boston Brown			
PLAN DESCRIPTION:		The applicant is requesting a subdivision of the property into an additional lot on R610 031 000 007C 0000 for the placement of a manufactured home. UPDATE: Applicants family picked up the package since it required property owners signature. 3/23/2016 UPDATE: Applicant has not returned with the necessary documentation.			
PROJECT NAME:					
Historic District					
SUB-06-15-009263	06/18/2015	1256 MAY RIVER RD	Subdivision Plan	Active	Pat Rooney
Applicant: STEVE KISER		Owner: STEVE KISER			
PLAN DESCRIPTION:		The applicant is requesting a subdivision of two lots into 4 lots. STATUS: Awaiting resubmittal of final plat responding to the comments provided at the 8/28/2015.			
PROJECT NAME:		OLD TOWN			
Total Subdivision Plan Cases: 9					



Growth Management Application Update Report

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
			Total Active Cases: 55		
			Total Plan Cases: 55		